



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:40 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, AND LAURA McSWAIN,

EXCUSED: BYRON GOYNES, TODD NIGRO AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN GALATI called the Briefing to order at 5:40 P.M.

DAVID CLAPSADDLE, Planning and Development, summarized the list of items to be held in abeyance or requested to be withdrawn.

ITEM 2 – TM-0044-02 :

MR. CLAPSADDLE explained that the applicant has requested this Tentative Map be Withdrawn Without Prejudice.

ITEM 31 – Z-0071-02, ITEM 32 – U-0118-02, ITEM 33 – Z-0071-02(1) AND ITEM 34 – SUP-1060:

MR. CLAPSADDLE said the applicant would like to have these items held in abeyance until the 12/5/2002 Planning Commission meeting. They were held in abeyance at the last meeting because the property is still in escrow.

City of Las Vegas

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002 Planning and Development Department BRIEFING

MINUTES – Continued:

ITEM 38 – Z-0072-02 AND ITEM 39 – Z-0072-02(1):

MR. CLAPSADDLE commented that the applicant has requested abeyance until the 12/19/2002 Planning Commission meeting because there is a pending Variance application and they want all the items heard at the same time.

ITEM 40 – Z-0067-99(3):

MR. CLAPSADDLE said this item is related to the previous two items and the applicant has requested this item also be held in abeyance until the 12/19/2002 Planning Commission meeting.

ITEM 41 – VAC-0074-02:

MR. CLAPSADDLE stated that a larger portion of the subject street to be vacated is in the County; however, the County has not taken action . I would be more practical for that to take place first. The applicant has requested abeyance until the 12/19/2002 Planning Commission meeting.

ITEM 48 – ZON-1103 AND ITEM 49 – SDR-1104:

MR. CLAPSADDLE announced these related items have been requested held until the 12/19/2002 Planning Commission meeting in order to address various design concerns. The applicant will work with staff to find amenable solutions.

ITEM 52 – SDR-1120 AND ITEM 53 – SDR-1128:

MR. CLAPSADDLE explained that these are related only as far as the zoning is concerned. There are revised plans in the Planning and Development Department yet to be reviewed. MR. CLAPSADDLE clarified that the zoning is not the issue, but the site development plans are. It has been requested that these items be held until the 12/5/2002 Planning Commission meeting.

ITEM 59 – RQR-1102:

MR. CLAPSADDLE noted that the applicant has requested a one-month abeyance to the 12/19/2002 Planning Commission meeting because a representative will not be available this evening to represent this application.

ITEM 65 – SUP-1068:

MR. CLAPSADDLE said the applicant has requested this item be Withdrawn Without Prejudice.

ITEM 80 – Z-0047-56(1):

MR. CLAPSADDLE stated that the applicant has requested this item be Withdrawn Without Prejudice.

City of Las Vegas

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002 Planning and Development Department BRIEFING

MINUTES – Continued:

ITEM 84 – TXT-1059:

MR. CLAPSADDLE said staff would like to have this Text Amendment withdrawn so it can be brought back at a later date.

OTHER ITEMS:

ITEM 28 – Z-0041-02:

MR. CLAPSADDLE explained that there is a revised site plan on this project, which indicates there has been a reduction from 15 lots to 10 lots. For the 10-lot subdivision there would be a density of 2.27 units per acre. Therefore, R-PD3 would no longer be needed, so a condition should be added to make the request R-PD2 instead of R-PD3.

ITEM 35 – GPA-0035-02:

MR. CLAPSADDLE noted that the Staff Report indicates Clark County taking action on 11/6/2002, which was approved.

ITEM 54 – ZON-1125:

MR. CLAPSADDLE said that this is a rezoning to R-PD3 for Silverstone Ranch. Staff may suggest a subsequent Site Development Plan Review be added as a condition.

ITEM 25 – SNC-0002-02, ITEM 54 – ZON-1125, AND ITEM 77 – SNC-1109:

MR. CLAPSADDLE thought these items should be pulled forward on the agenda and heard together for Silverstone Ranch.

ITEM 81 – SDR-1046 AND ITEM 82 – MSP-0011-02:

MR. CLAPSADDLE noted that these items are abeyance non-public hearing items. The applicants were in attendance for a considerable amount of time when these items were heard previously, so perhaps they could be pulled forward on this agenda.

PUBLIC WORKS:

ITEM 75 – ROC-1119:

DAVID GUERRA, Public Works, requested Condition 3 indicate that this Site Development Plan Review should come back to staff for approvals.



PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
BRIEFING

DIRECTOR'S ITEMS:

ROBERT GENZER, Director, Planning and Development, referred to Item 50, ZON-1112, and clarified that this property is in Ward 6 (Mack) and not Ward 4 (Brown) as the agenda indicates.

MR. GENZER said that at the Planning Commissioner's last Workshop a presentation was made on the Rancho corridor study. In accordance with the schedule of the study, a neighborhood meeting will be held in December. Based on the number of properties involved, there will be a Special Planning Commission meeting to consider all the issues involved without having to hear any other items. He requested the Commissioners notify staff by next week whether 1/16/2003 would be an acceptable date.

BRIEFING ADJOURNED AT 5:50 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by VICE CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., CHRIS MACDONALD - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DOREEN ARAUJO - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

(6:00)

1-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

SUBJECT:

Approval of the minutes of the October 24, 2002 Planning Commission Meeting

MOTION:

TRUESDELL - APPROVED – UNANIMOUS with EVANS clarifying that his comments relating to the Bonanza Realty items were made in reference to the Site Development Plan backup material.

MINUTES:

There was no discussion.

(6:06 – 6:07)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TM-0063-02 - CONCORDIA @ DEER SPRINGS UNIT 3 - CONCORDIA HOMES - Request for a Tentative Map FOR A 68 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10 acres adjacent to the north side of Deer Springs Way, approximately 660 feet east of Fort Apache Road (APN: 125-20-201-011 and 012), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)

1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 1 – TM-0063-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0069-02(1)] and the Centennial Hill Sector Plan.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Pedestrian Access Easements shall be granted for all sidewalks not located within public rights-of-way.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
7. Public drainage easements must be common lots or private streets that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
8. Site development to comply with all applicable conditions of approval for Z-0069-02 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0044-02 - KRYSTAL COURT - DANA McDANIEL, ET AL - Request for a Tentative Map FOR A 15-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.0 acres adjacent to the west side of Torrey Pines Drive, approximately 275 feet south of El Campo Grande Avenue (APN: 125-26- 403-013), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUEDELL – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:08 – 6:09)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1035 - PARADISE MEADOWS ENCORE – D. R. HORTON, INC. - Request for a Tentative Map FOR A 59 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.5 acres adjacent to the northeast corner of Thom Boulevard and Deer Springs Way (APN: 125-24-604-001 and portions of 125-24-604-005 and 125-24-603-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 3 – TMP-1035

CONDITIONS:

Planning and Development

A) Project Conditions:

1. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1007).

B) Standard Conditions:

2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

A) Project Conditions:

6. Petition of Vacation VAC-0055-02 must record prior to the recordation of a Final Map for this site.
7. A Parcel Map, or other means acceptable to the City Surveyor, will be required to separate the development area from the area not included on the east side of these parcels prior to submittal of construction drawings, issuance of any permits, or the recordation of a Final Map of the proposed development area.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 3 – TMP-1035

CONDITIONS – Continued:

8. Site development to comply with all applicable conditions of approval for Z-0056-02 and all other subsequent site-related actions.
- B) Standard Conditions:
 9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
 10. Public drainage easements must be common lots or private streets to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
 11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1124 - CENTENNIAL VILLAGE CENTER (A COMMERCIAL SUBDIVISION) - SHIRON CORPORATION - Request for an Extension of Time of an approved Tentative Map (TM-0034-00) FOR A ONE LOT COMMERCIAL SUBDIVISION on 9.5 acres on the northwest corner of the intersection of Centennial Parkway and Tenaya Way (APN: 125-22-404-003), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

NOTE: Subsequent to the meeting, it was determined that approval of Item 4 [EOT-1124] would be final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 4 – EOT-1124

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Tentative Map will expire on October 12, 2003.
2. Conformance to all Conditions of Approval of the original Tentative Map (TM-0034-00).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1036 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A RESTAURANT WITH DRIVE-THROUGH adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 5 – EOT-1036

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 1, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0116-00) and Site Development Plan Review [Z- 0076-98(18)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1037 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED RESTRICTED GAMING IN CONJUNCTION WITH A CONVENIENCE STORE adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 5 through 22 because of his affiliation with the Focus Group and McSWAIN abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 6 – EOT-1037

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 1, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0161-00) and Site Development Plan Review [Z- 0076-98(18)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1038 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A CONVENIENCE STORE adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)

1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 7 – EOT-1038

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 1, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0115-00) and Site Development Plan Review [Z- 0076-98(18)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1039 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED FUEL PUMPS IN CONJUNCTION WITH CONVENIENCE STORE adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 8 – EOT-1039

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 1, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0114-00) and Site Development Plan Review [Z- 0076-98(18)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1028 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Site Development Plan Review WHICH ALLOWED A 8,144 SQUARE FOOT COMMERCIAL DEVELOPMENT on 2.19 acres adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 9 – EOT-1028

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 1, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Site Development Plan Review [Z-0076-98(18)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1084 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A SUPPER CLUB adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 10 - EOT-1084

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0099-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1085 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 800 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 11 - EOT-1085

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0100-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1086 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 900 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 5 through 22 because of his affiliation with the Focus Group and McSWAIN abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 12 - EOT-1086

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0101-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1087 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 200 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 13 - EOT-1087

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0102-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1088 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT 650 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 14 - EOT-1088

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0103-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1089 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 15 - EOT-1089

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0104-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1090 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 16 - EOT-1090

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0105-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1091 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT approximately 650 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)

1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 17 - EOT-1091

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0106-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1092 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 18 - EOT-1092

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0107-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1093 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED CARWASH approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 19 - EOT-1093

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-01089-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1094 NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 20 - EOT-1094

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0109-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1095 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED AUTO LUBE FACILITY approximately 150 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 21 - EOT-1095

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0110-00) and Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1083 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Site Development Plan Review WHICH ALLOWED A PROPOSED 284,150 SQUARE FOOT COMMERCIAL CENTER on 41.28 acres adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 22 - EOT-1083

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of Site Development Plan Review [Z- 0076-98(15)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-1069 - KD & JC SMITH REVOCABLE LIVING TRUST - Petition to annex property generally located on the southeast corner of Hualapai Way and Grand Teton Road containing approximately 2.45 acres (APN: 125-18-101-001), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application -Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)

1-560

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

ANX-1114 - DEANNA H. SIERRAS - Petition to annex property generally located on the northeast corner of Chieftain Street and Severence Lane containing approximately 5.0 acres of land (APN: 125-18-702-006), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED Items 1 and 3 through 24 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 5 through 22 because of his affiliation with the Focus Group and **McSWAIN** abstaining on Item 3 due to pending litigation with her firm

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:31)

1-560

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES - Request for a Street Name Change, FROM: Mountain Spa Drive TO: SILVERSTONE RANCH DRIVE located at the terminus of Buffalo Drive, approximately 800 feet north of Racel Street.

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that Item 25 [SNC-0002-02] and Item 77 [SNC-1109] involve renaming of the street north of Racel Street. The applicant has requested the street name change since the development is no longer known as Mountain Spa and the change to Silverstone Ranch Drive would be appropriate.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and confirmed the developer's intention to rename a section of the street from Mountain Spa Drive to Silverstone Ranch Drive. This street name change would coincide with the name of the development.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 25 – SNC-0002-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 54 [ZON-1125], and Item 77 [SNC-1109] for related discussion.
(6:31 – 6:36)

1-851

CONDITIONS:

Public Works

A) Standard Conditions:

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - VAC-0063-02 - SCHOOL BOARD OF TRUSTEES - Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with QUINN abstaining as his firm is involved with the School District

To be heard by the City Council on 12/18/2002.

NOTE: CHAIRMAN GALATI disclosed that his firm is no longer under contract with the Clark County School District; therefore, he would begin voting on any School District items.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that of the 136 notices sent to property owners, no protests or approvals were received. He noted that the purpose of the Vacation is to accommodate the design of the Performing Arts Center and Theatre. Because of the location of this project, staff cannot support the request. MR. CLAPSADDLE cited interruption of traffic within the downtown area as staff's main objection. He noted that the applicant has not submitted a site plan.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 26 – VAC-0063-02

MINUTES – Continued:

CAROL BAILEY, 4212 Eucalyptus Annex, appeared on behalf of the Clark County School District. She introduced Architect Steve Rank and Vernon Harkins, Engineer, to do the presentation and answer questions.

STEVE RANK, Tate Snyder Kimsey, 709 Valle Verde Court, gave an overview of the proposed project. He explained that the Las Vegas Academy is a performing arts magnet school as well as visual arts magnet school in international studies for the Clark County School District. Enrollment is based on selection of those students who meet certain qualifying criteria. MR. RANK stated that this Theatre will be a professional-quality performance arts theatre, used primarily for night functions. MR. RANK submitted a site plan with two renderings; one illustrating the existing site and the second illustrating the proposed project site. He showed enlarged photographs of the existing site where students, daily, cross either at the intersection of Ninth Street or in the middle of that block.

VERNON HARKINS, 2270 Corporate Circle, Henderson, spoke of the current drainage issues. Regarding the traffic flow, he stated that his firm had met with staff and it was determined that that roadway was not heavily traveled but confirmed that if any future concerns occur, they would work with staff again.

TODD FARLOW, 240 North 19th Street, asked whether a traffic analysis was performed and was curious as to how many of the vehicles that use the subject street belong to students. He also inquired about the feasibility of closing Ninth Street for the proposed project and what impact that might have on surrounding properties.

AL GALLEG0, Las Vegas citizen, commented that he believes there is property, formerly church grounds, available for purchase and felt that the School District should look into acquiring that parcel, rather than closing off Ninth Street.

CHAIRMAN GALATI asked about the sports activities of the Academy. MR. RANK explained that only physical education classes are held within the athletic areas. To MR. HARKINS, CHAIRMAN GALATI asked what types of traffic counts would be affected. MR. HARKINS confirmed that they really do not know how the traffic flow in this area would be impacted.

Responding to CHAIRMAN GALATI, MR. HARKINS affirmed that two buildings on a portion of the athletic field have been designated on the National Historic Register and the State Legislature passed a motion that the athletic fields remain an open area for public use. CHAIRMAN GALATI asked if a parking area would be considered an open area. MR. HARKINS stated that he would have to research that.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 26 – VAC-0063-02

MINUTES – Continued:

COMMISSIONER EVANS commented that this could be a problem as the downtown area grows and he felt that perhaps alternate sites had not been looked at for the proposed theatre. He was not convinced that this project would warrant closing a public street. COMMISSIONER EVANS also asked whether the School District looked into emergency situations as well as fire truck and ambulance access. MR. RANK confirmed that the School District met with Fire Services to discuss emergency issues and also presented preliminary plans to determine whether they would have any major concerns, which they did not.

COMMISSIONER McSWAIN asked for clarification that the proposed Vacation of Ninth Street was mainly an accessory issue. MR. HARKINS stated that would be in addition to placing the Theatre on the site and vacating the street would connect the campus. COMMISSIONER McSWAIN further noted that she sees nothing extremely attractive about the existing open area and concurred with COMMISSIONER EVANS that she believed other options should be explored.

COMMISSIONER McSWAIN also asked whether the public would have access to use that building for various events. PRINCIPAL BOB GARY, 315 South Seventh Street, clarified that school activities are scheduled six nights a week throughout the school year, so it would be used mainly by school groups, both during the day and evenings. However, there are opportunities for the community to use it if it is available.

COMMISSIONER TRUESDELL commented that there are several alternatives that can be creative and still maintain the urban look of the community as well as provide enhanced safety without affecting street grids. He was not comfortable with eliminating the thru-street and even suggested that temporary closure of the street during events would be a better alternative.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:36 – 7:00)

1-1050

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0041-02 - SEA BREEZE STEINER'S LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES, INC. - Request for a Special Use Permit FOR A TAVERN adjacent to the east side of Buffalo Drive, approximately 500 feet north of Vegas Drive (APN: 138-22-418-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that a code change occurred since this item was last agendaed and held in abeyance at the previous Planning Commission meeting. He stated that the revision addressing the 1500 feet separation distance from protective uses is now calculated from property line to property line of each individual parcel. MR. CLAPSADDLE further stated that this application complies with the required standards of the code.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 27 – U-0041-02

MINUTES – Continued:

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He introduced HANK GORDON, owner of the property, and briefly summarized a few details of the proposed development. He noted that this project was planned for the site for a number of years. ATTORNEY ROWE stated that they have met all the recommendations of staff and are awaiting approval from the City Attorney for the Cross Access Agreement. DEPUTY CITY ATTORNEY BRYAN SCOTT verified that the Cross Access Agreement was submitted and has been reviewed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(7:00 – 7:05)
1-1970

CONDITIONS:

Planning and Development

1. The owners of all parcels within the Pacific Legends (Commercial Subdivision) shall execute an agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision prior to the approval of a business license by the Planning and Development Department.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code Requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0041-02 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) of 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment (APN: 140-29-801-001), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

51

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions adding the condition that this request for zoning be amended to *R-PD2 (Residential Planned Development)* to allow a maximum of *10 lots*.

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 28 – Z-0041-02

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, explained that this request, along with the companion items, were held in abeyance from two previous Planning Commission meetings. He stated that since the last meeting, the applicant has submitted a revised site plan indicating a change from the initial proposal of 15 lots to 10 lots. Using the overhead, MR. CLAPSADDLE illustrated the square footage of the lots and stated that this project has raised issues concerning open space, property design and the number of lots. He remarked that staff, upon reviewing the revised site plan that indicates 10 lots, recommended that the developer reduce the number of lots to nine. This adjustment would reduce the density to 2.0 units per acre and staff feels this would be more compatible to the surrounding area. Staff further suggested that the applicant provide open space by converting Lots 10 and 3. MR. CLAPSADDLE strongly recommended that the zoning designation be changed to R-PD2.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained the various problems that have surfaced because of the configuration of the property and the location of the Las Vegas Wash. ATTORNEY KAEMPFER stated that the initial application, which proposed 15 lots for this subdivision, met all the requirements of the General Plan. Based on staff's recommendations, the applicant modified the site plan to 10 lots. ATTORNEY KAEMPFER stated that the applicant understood that the open space requirement was to be incorporated into all of the 10 lots; however, if the Planning Commission and staff determine that the requirement be satisfied by using Lot 10, the applicant would accommodate that recommendation. ATTORNEY KAEMPFER finalized that if this development were further reduced to nine lots it would not be a viable project for his client.

TODD FARLOW, 240 North 19th Street, inquired whether having an existing school adjacent to the proposed development might suffice if there is a shared use agreement.

COMMISSIONER McSWAIN asked about the square footage of lots. ATTORNEY KAEMPFER, using the overhead illustration, detailed the dimensions of each lot. Regarding elimination of the access off Harris as suggested by staff, ATTORNEY KAEMPFER stated that the developer had no problem complying.

ROBERT GENZER, Director of Planning and Development, clarified that under the current code, for an R-PD of 12 lots or less, open space is not required. COMMISSIONER EVANS asked whether staff's recommendations were based on a previous site plan. CHAIRMAN GALATI explained that three different site plans were reviewed since the original application was made. MR. GENZER stated that although the Commission can mandate that open space be provided, the Variance request would no longer be necessary.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 28 – Z-0041-02

MINUTES – Continued:

COMMISSIONER TRUESDELL noted that there was significant community response when this application was first brought before the Planning Commission. He further stated that he believes the applicant has made every effort and has taken into consideration all of the comments made by the adjacent residents, staff and the Planning Commission.

ATTORNEY KAEMPFER, in closing, commended MR. CLAPSADDLE for his thoroughness and persistence in working with the developer to arrive at an agreement that would benefit all concerned.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 28 [Z-0041-02], Item 29 [VAR-1031] and Item 30 [Z-0041-02(1)] was held under Item 28 [Z-0041-02].

(7:05 – 7:25)

1-2180

CONDITIONS:

Planning and Development

1. The Site Development Plan Review must be approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate a 20-foot radius on the southeast corner of Marion Drive and Harris Avenue and a 45.5-foot radius cul-de-sac to terminate Nettie Avenue.
3. Construct half-street improvements on Harris Avenue adjacent to this concurrent with development of this site. Improvements on Harris Avenue shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 28 – Z-0041-02

CONDITIONS – Continued:

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. Submit an Encroachment Agreement for all landscaping and private improvements located in the Harris Avenue and Marion Drive public right-of-way adjacent to this site prior to issuance of any permits for this site.
6. Landscape and maintain all unimproved right-of-way on Harris Avenue and Marion Drive adjacent to this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard

Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002

Planning & Development Department

Item 28 – Z-0041-02

CONDITIONS – Continued:

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - VAR-1031 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 10,725 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the south side of Harris Avenue, along the east side of the Marion Drive alignment (APN: 140-29-801-001), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – STRICKEN - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 28 [Z-0041-02], Item 29 [VAR-1031] and Item 30 [Z-0041-02(1)] was held under Item 28 [Z-0041-02].

(7:05 – 7:25)

1-2180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE – Z-0041-02(1) - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY SUBDIVISION on 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

50

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESELL – APPROVED subject to conditions and amending the following conditions:

1. The companion Rezoning request for the site [Z-0041-02] to an *R-PD2* (Residential Planned Development) *to allow a maximum of 10 lots.*
3. A maximum of *10 lots* shall be permitted *with the applicant to work with staff regarding the final square footage for each lot.*

And deleting Condition 4.

– UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 30 – Z-0041-02(1)

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 28 [Z-0041-02], Item 29 [VAR-1031] and Item 30 [Z-0041-02(1)] was held under Item 28 [Z-0041-02].

(7:05 – 7:25)

1-2180

CONDITIONS:

Planning and Development

1. The companion Rezoning request for the site [Z-0041-02] to an R-PD3 (Residential Planned Development - 3 Units Per Acre) Zoning District is approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. A maximum of nine lots shall be permitted, all lots shall have a minimum net lot size of 11,000 square feet.
4. The site development plan shall be redesigned to meet the open space standards of the Zoning Ordinance.
5. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 30 – Z-0041-02(1)

CONDITIONS – Continued:

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-41-02 and all other site-related actions.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 30 – Z-0041-02(1)

CONDITIONS – Continued:

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0071-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) of 2.35 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), PROPOSED USE: TAVERN, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that he has a business relationship with MR. FLANGAS, but would be voting on the abeyance. COMMISSIONER TRUESDELL disclosed that although his office is involved in the neighboring property, it would have no affect on his voting on the abeyance.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that this item, in addition to the companion items, were held in abeyance at a previous meeting due to verification of ownership of the subject property. MR. CLAPSADDLE stated that the applicant has requested again, an abeyance of thirty days until the 12/5/2002 Planning Commission meeting as the matter has not yet been resolved.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 31 – Z-0071-02

MINUTES – Continued:

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and verified that the applicant would like to have these items held for two weeks since the project is currently in escrow with an extension of ten additional days. At that time, it will be determined whether or not the project will move forward or be withdrawn.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 31 [Z-0071-02], Item 32 [U-0118-02], Item 33 [Z-0071-02(1)] and Item 34 [SUP-1060] was held under Item 31 [Z-0071-02].

(7:05 – 7:25)

1-2180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0118-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Special Use Permit FOR A TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSION NIGRO disclosed that he has a business relationship with MR. FLANGAS, but would be voting on the abeyance. COMMISSIONER TRUESDELL disclosed that although his office is involved in the neighboring property, it would have no affect on his voting on the abeyance.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 32 – U-0118-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 31 [Z-0071-02], Item 32 [U-0118-02], Item 33 [Z-0071-02(1)] and Item 34 [SUP-1060] was held under Item 31 [Z-0071-02].

(7:05 – 7:25)

1-2180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0071-02(1) - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Site Development Plan Review FOR A PROPOSED TAVERN on 2.35 acres adjacent to the north side of Deer Springs Way approximately 330 feet west of El Capitan Way [proposed Durango Drive Alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSION NIGRO disclosed that he has a business relationship with MR. FLANGAS, but would be voting on the abeyance. COMMISSIONER TRUESDELL disclosed that although his office is involved in the neighboring property, it would have no affect on his voting on the abeyance.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 33 – Z-0071-02(1)

MINUTES – Continued:

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 31 [Z-0071-02], Item 32 [U-0118-02], Item 33 [Z-0071-02(1)] and Item 34 [SUP-1060] was held under Item 31 [Z-0071-02].

(7:05 – 7:25)

1-2180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SUP-1060 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN - Request for a Special Use Permit FOR GAMING IN CONJUNCTION WITH A PROPOSED TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that he has a business relationship with MR. FLANGAS, but would be voting on the abeyance. COMMISSIONER TRUESDELL disclosed that although his office is involved in the neighboring property, it would have no affect on his voting on the abeyance.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 34 – SUP-1060

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 31 [Z-0071-02], Item 32 [U-0118-02], Item 33 [Z-0071-02(1)] and Item 34 [SUP-1060] was held under Item 31 [Z-0071-02].

(7:05 – 7:25)

1-2180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0035-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC. - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

72

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

24

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDELL – APPROVED – UNANIMOUS with QUINN abstaining because Carter & Burgess is under contract with his firm.

To be heard by the City Council on 12/18/2002.

NOTE: Subsequent to the end of the public hearing, COMMISSIONER QUINN recanted his election to abstain stating that Carter & Burgess is not the applicant, therefore he would be acting on this item as well as the companion item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 35 – GPA-0035-02

MINUTES – Continued:

MARGO WHEELER, Planning and Development, explained that this item is being reheard to further address the concerns raised by the neighborhood as it relates to the commercial uses extended beyond the standards set. Complying with comments made by the Planning Commission, the applicant submitted a new proposal showing the property split into two portions. MS. WHEELER stated that based on the applicant's revision, staff has recommended approval of the General Plan Amendment as well recommended that Condition 2 on the zoning request be modified to add the language that an accompanying subdivision map shall be submitted to create the separate lot.

JOHN SHIELDS, Carter & Burgess, appeared on behalf of the developer.

MS. WHEELER explained that the applicant has made the changes requested by staff; however, because this application is for commercial outside of the Town Center, staff stands by its recommendation for denial.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the proposed developer. He explained that the applicant is aware of the required buffering. He illustrated a rendering of a proposed residential buffering. He commented for the record that the applicant is not a residential developer, nor is the underlying property owner, represented by ATTORNEY CHRIS KAEMPFER. MR. BORGEL stated that based upon a recommendation by CHAIRMAN GALATI to reposition the potential home improvement store in order to face Craig Road, his client was in disagreement.

ATTORNEY KAEMPFER, using the overhead, indicated the various uses planned for the subject site. He noted that the property owners are convinced that a significant portion of the property is appropriate for commercial development. He further stated that in discussions with the property owners, they are willing to do the type of buffers to residential as required. MR. BORGEL added that they had an opportunity to speak with the adjoining residents. There were a number of residents who had no objection to the original plan and others who were undecided. The survey also included residents who did object to the project and another group of residents who were not available to comment. MR. BORGEL remarked that the developer returned to the neighborhood with plans that followed staff's recommendations and there were no changes.

HAROLD and EDITH MATTHEWS, 6112 Burnthills Drive, offered a rebuttal to MR. BORGEL'S comments regarding the survey indicating that those surveyed most likely lived outside of the immediate project area. He stated that he petitioned his neighborhood. MR. MATTHEWS also observed that he, along with those neighbors who strongly opposed the project, received flyers soliciting the sale of their homes.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 35 – GPA-0035-02

MINUTES – Continued:

MARVIN MILLER, 6109 Burnthills Drive, objected to the proposed project and opposed any commercial development.

TODD FARLOW, 240 North 19th Street, referenced a similar situation back of Charleston Boulevard where a Home Base store was situated. MR. FARLOW commented that the applicant might consider mirroring the same type of buffering.

FRANCISCO MONROIG, 6113 Burnthills Drive, objected to the proposed project. He stated that the commercial building proposed would take away from his quality of life.

TIMOTHY ZERBICK, 6221 Burnthills Drive, also stated his opposition. He commented that he had heard that the home improvement store was seeking another location. He asked that the Commissioners consider what would be the most harmonious development for this area.

PAUL MOFFITT, Castle Rock, Colorado, appeared in support of the project and appeared on behalf of the property owners. As a family-oriented individual, he assessed that this type of quality development is consistent with the existing development on Craig Road. Referencing the residential buffer proposal, he did not agree that that would be a feasible solution for this project. MR. MOFFITT expressed that a project of this magnitude would elevate property values, not to mention creating numerous employment opportunities.

TODD LEHMAN, 6224 Burnthills Drive, pointed out that the subject project conforms to the Centennial Master Plan that was adopted specifically for the proposed use. He described several adjacent parcels that were zoned for commercial, but have either remained vacant or have lost their anchor tenants.

MARY PACE, 6104 Wadsworth Court, expressed her concern that the site plans were not shared with the neighbors. She sided with those who opposed this project.

MR. BORGEL pointed out that, whenever they do surveys of the neighborhoods, their main objective is to assess the views of the immediate homeowners. ATTORNEY KAEMPFER summarized that a lot of study goes into determining the very best possible venture for a property. Consideration is given to the types of buffers that are appropriate and can be provided, whether or not commercial is viable and if so, what type of commercial is suitable. COMMISSIONER McSWAIN asked how much would the applicant be willing to extend themselves in order to create the necessary buffering backing up to the adjacent homes. ATTORNEY KAEMPFER replied that his client would be willing to do anything that is deemed reasonable. MR. BORGEL communicated that the area being discussed is an extremely large buffer that could possibly be utilized as drainage.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 35 – GPA-0035-02

MINUTES – Continued:

COMMISSIONER QUINN recanted his election to abstain stating that Carter & Burgess is not the applicant; therefore, he would be acting on this item as well as the companion item.

COMMISSIONER NIGRO questioned whether the buffering suggested was in addition to the residential buffering. COMMISSIONER McSWAIN clarified that suggestion to be instead of the residential buffering. COMMISSIONER NIGRO felt reluctant to discuss site development plan issues without a site development plan and because of this factor, stated that it would be difficult to try and impose conditions. CHAIRMAN GALATI agreed with those comments and asked whether the Commission should first determine the correct zoning designation. COMMISSIONER EVANS also concurred. However, he expressed concerns that master plans have been developed, yet there is an influx of Variance requests that deviate from the intent of those master plans. Both ATTORNEY KAEMPFER and MR. BORGEL concluded that master plans are used as guidelines but still enable developers to develop property even if there is a deviation.

COMMISSIONER GOYNES stated that at the time the property was initially sold, the intent was probably residential; however, as the area changes, it seems highly unlikely that people would elect to purchase a residence located on the corner of Jones Boulevard and Craig Road. Therefore, finding the proposed project appropriate, COMMISSIONER GOYNES stated that he would support this application.

COMMISSIONER EVANS challenged that those residents who live adjacent to the subject property and the nearby commercial property probably relied on the zoning believing it would only be residential. He expressed that it would be improper just to change the General Plan by rezoning without having an actual site development plan to review.

COMMISSIONER TRUESDELL recapped the proceedings of the previous meeting, emphasizing the Commission's reception to all of the comments and concerns voiced by the residential owners. He acknowledged that many issues could be addressed once an actual site development plan has been submitted. COMMISSIONER TRUESDELL stated that he would be willing to support an R-1 (Single-Family Residential) to the north and a C-1 (Limited Commercial) to a depth of 900 feet from Craig Road. CHAIRMAN GALATI concurred with the remarks made by COMMISSIONER TRUESDELL and agreed that the project could indeed go forward.

COMMISSIONER NIGRO asked both representatives to ensure that at the time the site development plans come forward, the applicant and developer would work with the residents within the notification area, not just the adjacent neighbors.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 35 – GPA-0035-02

MINUTES – Continued:

ROBERT GENZER, Director, Planning and Development, clarified that the existing General Plan on the property is ML (Medium-Low Density Residential). Under that designation, this property would allow a residential density of approximately eight to eight and a half units per acre if a project comes in as an R-PD. He explained that R-1 has a normal density of four and a half units per acre. He further reiterated that the zoning fitting a particular General Plan as it currently exists is for a density higher than R-1. He gave an example of a town home project having eight units per acre fitting the existing General Plan and potentially would be classified as R-PD8 under ML (Medium-Low Density Residential).

ATTORNEY KAEMPFER asked for more flexibility to enable the developer, if required to provide the residential buffers, to still be able to maintain the commercial aspect of the property.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 35 [GPA-0035-02] and Item 36 [Z-0081-02] was held under Item 35 [GPA-0035-02].

(7:25 – 7:30/8:38 – 9:39)

1-3200/2-1601/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0081-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

72

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

24

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions and amending Condition 2 as follows:

2. An accompanying subdivision map be submitted to create two separate parcels.

– UNANIMOUS with QUINN abstaining because Carter & Burgess is under contract with his firm.

To be heard by the City Council on 12/18/2002.

NOTE: Subsequent to the end of the public hearing, COMMISSIONER QUINN recanted his election to abstain stating that Carter & Burgess is not the applicant, therefore he would be acting on this item as well as the companion item.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 36 – Z-0081-02

MINUTES – Continued:

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 35 [GPA-0035-02] and Item 36 [Z-0081-02] was held under Item 35 [GPA-0035-02].

(7:25 – 7:30/8:38 – 9:39)

1-3200/2-1601/3-1

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-0035-02) to a SC (Service Commercial) land use designation approved by the City Council. The area designated for SC (Service Commercial) uses shall be limited to the southern 960 feet of frontage along Jones Boulevard as depicted on the revised site development plan presented to the Planning Commission on November 21, 2002.
2. A rezoning to R-1 (Single Family Residential) shall be approved for the northern portion of the site as depicted on the site development plan presented to the Planning Commission on November 21, 2002.
3. A Resolution of Intent with a two-year time limit.
4. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 36 – Z-0081-02

CONDITIONS – Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE TO 12/19/2002 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that the applicant submitted a letter requesting an abeyance of 30 days to the 12/19/2002 Planning Commission meeting.

ATTORNEY MARK FIORENTINO, representing the applicant, stated that this General Plan Amendment has no immediate urgency and therefore, the applicant would prefer to hold it for thirty days in order to resolve various issues.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 37 – GPA-0039-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:18 – 6:22)

1-470

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0072-02 - SOUTHWEST DESERT EQUITIES, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 16.1 acres adjacent to the south side of Lone Mountain Road west of Cliff Shadows Parkway (APN: 137-01-101-002, 003 and 004), PROPOSED USE: SINGLE FAMILY DETACHED DEVELOPMENT, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 19, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/19/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining due to a business relationship with Focus Commercial.

NOTE: COMMISSIONER McSWAIN disclosed that she has a business relationship with KB HOME NEVADA, INC., but would be voting on the abeyance. CHAIRMAN GALATI disclosed that he has a business relationship with KB HOME NEVADA, INC., but would be voting on the abeyance.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that the applicant has requested abeyance to 12/19/2002 to allow the inclusion of a Variance to be held with these related items. The applicant's request for abeyance is on file in the Planning and Development Department.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 38 – Z-0072-02

MINUTES – Continued:

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and verified the request to hold all items until the 12/19/2002 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 38 [Z-0072-02], Item 39 [Z-0072-02(1)], and Item 40 [Z-0067-99(3)] was held under Item 38 [Z-0072-02],

(6:22 – 6:24)

1-580

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0072-02(1) - SOUTHWEST DESERT EQUITIES ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 151 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 18.9 acres adjacent to the south side of Lone Mountain Road, west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 19, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/19/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining due to a business relationship with Focus Commercial.

NOTE: COMMISSION McSWAIN disclosed that she has a business relationship with KB HOME NEVADA, INC., but would be voting on the abeyance. CHAIRMAN GALATI disclosed that he has a business relationship with KB HOME NEVADA, INC., but would be voting on the abeyance.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested abeyance to 12/19/2002

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 39 - Z-0072-02(1)

MINUTES – Continued:

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 38 [Z-0072-02], Item 39 [Z-0072-02(1)], and Item 40 [Z-0067-99(3)] was held under Item 38 [Z-0072-02],

(6:22 – 6:24)

1-5806

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0067-99(3) - B & B TRUST ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 123 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.98 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 19, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/19/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining due to a business relationship with Focus Commercial.

NOTE: COMMISSION McSWAIN disclosed that she has a business relationship with KB HOME NEVADA, INC., but would be voting on the abeyance. CHAIRMAN GALATI disclosed that he has a business relationship with KB HOME NEVADA, INC., but would be voting on the abeyance.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested abeyance to 12/19/2002.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 40 – Z-0067-99(3)

MINUTES – Continued:

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 38 [Z-0072-02], Item 39 [Z-0072-02(1)], and Item 40 [Z-0067-99(3)] was held under Item 38 [Z-0072-02],

(6:22 – 6:24)

1-5806

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. -
Petition to vacate Rome Avenue and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 23, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE to the 1/23/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that the applicant submitted a request to hold this item in abeyance to the 1/23/2003 Planning Commission meeting. MR. CLAPSADDLE stated that a larger portion of this Vacation is in the County, so it would be reasonable for the County to take action first.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:14 – 6:15)

1-306

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0033-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 39 residences

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because his firm has been contracted to do a project for Storage One

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, confirmed that the first four items were held in abeyance to allow the subsequent companion items to catch up in order for all items to be heard at the same time by the Commission. Regarding the General Plan Amendment, staff recommended a change to O (Office) because of the type of development, the location, and the types of uses surrounding the project. Staff's recommendation of O (Office) takes into consideration the minimal amount of traffic, little or no need for lighting during the night hours, limited height requirements, and adequate landscaping and buffering between the existing residential uses.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 42 – GPA-0033-02

MINUTES – Continued:

Regarding the zoning request, the same factors relevant to the General Plan Amendment would apply including the recommendation to O (Office) rather than C-1 (Limited Commercial). Regarding the site development plan, staff's recommendation is for approval of the portion that is office, but denial for the portion that has the mini-storage. MR. CLAPSADDLE cited various concerns regarding the Special Use Permit. He affirmed that if O (Office) is approved, the other applications would be void as they would be contingent upon the property being zoned C-1 (Limited Commercial).

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, represented the applicant. She pointed out various features surrounding the proposed project. ATTORNEY LAZOVICH presented elevation sketches of the proposed office building with the maximum height being 35 feet. With regard to the mini-storage that is projected for the second half of the property, she explained that one entrance would be off Cheyenne. One segment of the building would be one story with a maximum height of 10 feet. Additionally, in the center, a two-story mini-storage is planned having a maximum height of 22 feet. ATTORNEY LAZOVICH explained that the applicant is requesting a Variance for landscaping along the rear because of the existing retention facility and the property does not back up to any existing office, commercial or residential uses. A landscaping variance is also being requested at the location that fronts the office parking lot.

ATTORNEY LAZOVICH detailed the adjacent properties that includes Water District property, Southwest Area Metro Command Center and the Cadet Training Facility, a number of vacant properties and a two-story commercial building and concluded that the developer felt that the proposed project was conducive with the height elevations of these surrounding properties.

LESTER MARINS, 9701 Devenish Avenue, submitted a signed petition representing 39 residences. Representing his community, he listed various concerns. He asked the Planning Commission to consider the potential for traffic congestion, the impact of the parking and security lights upon the adjacent residences, and the excessive noise generated by the lack of landscaping. He stated that the proposed project would devalue the existing residential properties. He felt that there were adequate existing storage facilities within the community. In response to CHAIRMAN GALATI'S inquiry, MR. MARINS stated that there is no objection to the office complex but disagreed with the two-story elevation.

LOU WODRIDGE, 3105 Haddon Drive, appeared on behalf of fifty property owners and voiced their opposition to the proposed project. He stated that letters of opposition were submitted and agreed with the previous speaker that adequate storage facilities are already available. He commented that at a previous meeting, the applicant was not prepared to address issues brought forward by the residents.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 42 – GPA-0033-02

MINUTES – Continued:

HARRIET SAX, 3357 Kyle Moore, appeared in protest. She visited the existing storage facilities and discovered that many are not fully occupied. Citing a newspaper article regarding vandalism of recreational and stored vehicles, she stated that having another facility would only encourage this type of vandalism and in particular this type of assault would be undertaken by those who do not live in the community at all. She also stated that having a wall would not deter individuals from scaling it.

ATTORNEY LAZOVICH, responding to the concerns of the previous speakers, stated that she did address the majority of issues discussed and brought with her the site plans should there be additional questions. She disclosed that an on-site manager's apartment will be located on the property and as far as security is concerned, there are only two entrances, both controlled by coded keypads. She also responded to COMMISSIONER McSWAIN'S query, that having the 12-foot block walls surrounding the site would provide additional security.

COMMISSIONER EVANS stated that he was concerned that the original application was for SC (Service Commercial) with staff recommending O (Office). MR. CLAPSADDLE clarified that staff looked at the most appropriate use for the site, thereby recommending the designation of O (Office). ATTORNEY LAZOVICH confirmed that the applicant would be opposed to the entire site being designated O (Office).

COMMISSIONER GOYNES felt the application was an appropriate use. CHAIRMAN GALATI did not agree with the request for C-1, and asked whether the applicant might be receptive to a P-D designation wherein the site development plan would be approved pertinent to specific uses and designs allowed. ATTORNEY LAZOVICH stated that the concept would have to be discussed with the property owner. DEPUTY CITY ATTORNEY BRYAN SCOTT added that a P-D designation is more restrictive than a C-1. MR. CLAPSADDLE offered additional clarification that P-D would require a master development plan and a development agreement and there is a five-acre minimum restriction. He concluded that this particular site plan did not qualify as a master development agreement.

COMMISSIONER TRUESDELL agreed with the comments of CHAIRMAN GALATI. He stated that relative to the residents' concerns regarding an increase in traffic, he felt that having a residential project would promote more traffic than what the applicant is proposing. He also offered the possibility of imposing a deed restriction. COMMISSIONER TRUESDELL proposed holding these items for thirty days to enable ATTORNEY LAZOVICH the opportunity to speak with the developer and to discuss the options that were presented by the Commission. DEPUTY CITY ATTORNEY SCOTT affirmed that a deed restriction could be placed on the property denoting that it could only be used for mini-storage purposes.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 42 – GPA-0033-02

MINUTES – Continued:

Considering ATTORNEY LAZOVICH’S statement that a two-week abeyance would suffice, CHAIRMAN GALATI stated that he did not believe a deed restriction would be a reasonable solution, nor would it necessitate holding the application for thirty days

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 42 [GPA-0033-02], Item 43 [Z-0079-02], Item 44 [SDR-1020], Item 45 [SUP-1105], Item 46 [VAR-1106], and Item 47 [SUP-1107] was held under Item 42 [GPA-0033-02].

(7:30 – 8:16)
1-3380/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0079-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-CL (Single Family Compact-Lot) TO: C-1 (Limited Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 39 residences

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because his firm has been contracted to do a project for Storage One

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 42 [GPA-0033-02], Item 43 [Z-0079-02], Item 44 [SDR-1020], Item 45 [SUP-1105], Item 46 [VAR-1106], and Item 47 [SUP-1107] was held under Item 42 [GPA-0033-02].

(7:30 – 8:16)

1-3380/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SDR-1020 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and for a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 15,000 SQUARE FOOT OFFICE BUILDING AND A 67,210 SQUARE FOOT MINI STORAGE DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 39 residences

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because his firm has been contracted to do a project for Storage One

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 44 – SDR-1020

MINUTES – Continued:

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 42 [GPA-0033-02], Item 43 [Z-0079-02], Item 44 [SDR-1020], Item 45 [SUP-1105], Item 46 [VAR-1106], and Item 47 [SUP-1107] was held under Item 42 [GPA-0033-02].

(7:30 – 8:16)

1-3380/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1105 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 39 residences

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because his firm has been contracted to do a project for Storage One

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 42 [GPA-0033-02], Item 43 [Z-0079-02], Item 44 [SDR-1020], Item 45 [SUP-1105], Item 46 [VAR-1106], and Item 47 [SUP-1107] was held under Item 42 [GPA-0033-02].

(7:30 – 8:16)
1-3380/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1106 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED AND A ZERO FOOT SIDE SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 39 residences

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because his firm has been contracted to do a project for Storage One

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

There was no discussion.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 46 – VAR-1106

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 42 [GPA-0033-02], Item 43 [Z-0079-02], Item 44 [SDR-1020], Item 45 [SUP-1105], Item 46 [VAR-1106], and Item 47 [SUP-1107] was held under Item 42 [GPA-0033-02].

(7:30 – 8:16)
1-3380/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1107 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 39 residences

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because his firm has been contracted to do a project for Storage One

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 47 – SUP-1107

MINUTES – Continued:

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 42 [GPA-0033-02], Item 43 [Z-0079-02], Item 44 [SDR-1020], Item 45 [SUP-1105], Item 46 [VAR-1106], and Item 47 [SUP-1107] was held under Item 42 [GPA-0033-02].

(7:30 – 8:16)

1-3380/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1103 - PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) of 4.0 acres adjacent to the northwest corner of Dorrell Street and Fort Apache Road (APN: 125-19-501-019), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL– ABEYANCE TO 12/19/2002 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that there are issues to be resolved regarding the site development plan; therefore, the applicant has requested abeyance to the 12/19/2002 Planning Commission meeting.

DIANA BOSSARD, Bossard Developer Services, 2920 North Green Valley Parkway, Henderson, Nevada, representing Pardee Homes of Nevada, confirmed the request to hold these items for a month in order to work with staff.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 48 – ZON-1103

MINUTES – Continued:

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 48 [ZON-1103] and Item 49 [SDR-1104] was held under Item 48 [ZON-1103].

(6:16 – 6)

1-350

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1104 - PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 90-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 15.01 acres adjacent to the northwest corner of Dorrell Street and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center) and U (Undeveloped) [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL– ABEYANCE TO 12/19/2002 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that there are issues to be resolved regarding the site development plan; therefore, the applicant has requested abeyance to the 12/19/2002 Planning Commission meeting.

DIANA BOSSARD, Bossard Developer Services, 2920 North Green Valley Parkway, Henderson, Nevada, appeared on behalf of Pardee Homes of Nevada.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 49 – SDR-1104

MINUTES – Continued:

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 48 [ZON-1103] and Item 49 [SDR-1104] was held under Item 48 [ZON-1103].

(6:16 – 6)

1-350

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1112 - JEROD, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard (APN: 138-03-602-013), PROPOSED USE: OFFICE CONVERSION, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with TRUESELL abstaining because his business partner owns the adjacent parcel

To be heard by the City Council on 12/18/2002

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ED DICHTER, Planning and Development, explained that C-1 (Limited Commercial) was approved on this site but subsequently expired before the site was converted from residential to commercial. He stated that the applicant intends to operate a professional office on the property and it would be in compliance with a C-1 (Limited Commercial) designation.

JERRY SLIGAR, 4045 North Rainbow Boulevard, confirmed the comments made by staff and added that all of the plans were previously approved and a number of the conditions have already been met.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 50 – ZON-1112

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(8:16 – 8:36)
2-1430

CONDITIONS:

Planning and Development

A) Project Conditions:

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

A) Project Conditions:

3. Construct all incomplete half-street improvements on Rainbow Boulevard adjacent to this site concurrent with development of this site.
4. Site development to comply with all applicable conditions of approval for Z-0029-99 and all other applicable site-related actions.
5. Provide proof to the City that this site has a sewer connection to the existing sewer line in Rainbow Boulevard. If such proof cannot be provided, this site shall be required to connect to the City sanitary sewer system in Rainbow Boulevard prior to the issuance of any permits or the issuance of a Business License whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1123 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) TO: PD (Planned Development) on 38.5 acres adjacent to the northeast corner of Cliff Shadows Parkway and Alexander Road (APN: 137-01-301-010 and a portion of 137-01-301-003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because of a business relationship with Beazer Homes and TRUESDELL abstaining due to a business relationship

To be heard by the City Council on 12/18/2002

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ED DICHTER, Planning and Development, explained that the requested rezoning is consistent with the low and medium-low residential use designations. CHAIRMAN GALATI declared the Public Hearing closed.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 51 – ZON-1123

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, expressed his concerns regarding the trails element. MR. DICHTER confirmed that the trails would be part of the multi-use transportation plan.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:36 – 9:30)

2-1505/3-1

CONDITIONS:

Planning and Development

A) Standard Conditions:

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

A) Project Conditions:

3. Dedicate 40 feet of right-of-way for Alexander Road and appropriate right-of-way for portions of Cliff Shadows Parkway and Hickam Avenue that lie within or along Assessor's Parcel Numbers #137-01-301-010 and #137-01-301-003 prior to the issuance of any permits.
4. Construct all incomplete half-street improvements, including appropriate overpaving if legally able, on Hickam Avenue, Cliff Shadows Parkway and Alexander Road adjacent to this site concurrent with development of this site.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 51 – ZON-1123

CONDITIONS – Continued:

5. Extend public sewer in Cliff Shadows Parkway south to Hickam Avenue, then west in Hickam Avenue to the western edge of this development to a location, depth and alignment acceptable to the City Engineer. Coordinate final design and sewer path of this route or any proposed route deviations with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.
- B) Standard Conditions:
 6. An update to the previously approved Master Traffic Impact Analyses for the Lone Mountain Planned Development and the Lone Mountain West Planned Development must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analyses prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 51 – ZON-1123

CONDITIONS – Continued:

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
8. The final layout of the subdivisions shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1120 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF CONCORDIA HOMES - Request for a Site Development Plan Review FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 22.18 acres adjacent to the northwest and northeast corners of Cliff Shadows Parkway and Hickam Avenue (APN: 137-01-301-010 and a portion of 137-01-301-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with TRUESEDELL abstaining because of his affiliation with Southwest Desert Equities, LLC

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that Item 52 [SDR-1120] and Item 53 [SDR-1128] are related in that they are covered by the same zoning requirements but have different owners and are different parcels. The applicants are requesting abeyance to the 12/5/2002 Planning Commission meeting and copies of the letters are on file. Revised plans have been submitted and have yet to be reviewed by staff.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 52 – SDR-1120

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant for Item 52 [SDR-1120]. He confirmed that the request for abeyance was to enable his client to meet with Public Works to resolve some issues.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, represented the applicant on Item 53 [SDR-1128] and verified that holding this item in abeyance would enable his client to resolve some site plan issues.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 52 [SDR-1120] and Item 53 [SDR-1128] was held under Item 52 [SDR-1120].

(6:17 – 6:19)

1-396

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1128 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 147-LOT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 16.74 acres adjacent to the northeast corner of Cliff Shadows Parkway and Alexander Road (a portion of APN: 137-01-301-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 12/5/2002 Planning Commission meeting – UNANIMOUS with TRUESELL abstaining because of his affiliation with Southwest Desert Equities, LLC

NOTE: COMMISSIONER McSWAIN disclosed that although she has a business relationship with Beazer Homes, she would vote on the abeyance but would be abstaining when the item comes back to the Planning Commission for action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that Item 52 [SDR-1120] and Item 53 [SDR-1128] are related in that they are covered by the same zoning requirements but have different owners and are different parcels. The applicants are requesting abeyance to the 12/5/2002 Planning Commission meeting and copies of the letters are on file. Revised plans have been submitted and have yet to be reviewed by staff.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 53 – SDR-1128

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, represented the applicant on Item 53 [SDR-1128] and verified that holding this item in abeyance would enable his client to resolve some site plan issues.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 52 [SDR-1120] and Item 53 [SDR-1128] was held under Item 52 [SDR-1120].

(6:17 – 6:19)

1-396

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1125 - PN II, INC. ON BEHALF OF PULTE HOMES -
Request for a Rezoning FROM: C-1 (Limited Commercial) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 38.0 acres adjacent to the northeast corner of Everest Street and Mountain Spa Drive [PROPOSED: Silverstone Ranch Drive] (APN: 125-10-212-001 and 002), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions and adding a condition that the site development plan be submitted as a non-public hearing item for Planning Commission review only prior to being able to move forward with a map.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, explained that the applicant is requesting a rezoning to R-PD3. He commented that there are no future plans to develop this area as commercial so the rezoning to R-PD3 would be appropriate and approval would enable the applicant to submit a site development plan that would be in conformance with that designation.

MR. CLAPSADDLE recommended an additional condition requiring the applicant to submit a site development plan to the Planning Commission for review as a non-public hearing item prior to being able to move forward with a map.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 54 – ZON-1125

MINUTES – Continued:

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, represented that applicant and confirmed that as part of the Site Development Plan Review a condition was imposed that the zoning be changed to R-PD3 (Residential Planned Development – 3 Units Per Acre).

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 25 [SNC-0002-02] and Item 77 [SNC-1109] for related discussion.
(6:31 – 6:36)
1-851

CONDITIONS:

Public Works

A) Standard Conditions:

1. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 54 – ZON-1125

CONDITIONS – Continued:

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0075-91, Site Development Plan Review Z-0075-91(13), the Mountain Spa Development Agreement as amended, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1080 - DAVID O'SHANN - Request for a Variance TO ALLOW TWO EXISTING DETACHED ACCESSORY STRUCTURES TO BE SET BACK TWO FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE REQUIRED CORNER SIDE SETBACK at 7929 Fanciful Avenue (APN: 138-28-814-057), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL - DENIED - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated two existing detached accessory structures were built without a permit by the previous owner. The structures are located two feet from the corner side property line and are approximately two feet apart. The zoning code requires accessory structures in the rear yard of the corner lot to adhere to the same setback as the main dwelling. In this case, the required setback would be 15 feet. There are no unusual circumstances or hardships that warrant a Variance. If this Variance is approved, the applicant still must meet all applicable requirements of the building code. Staff recommended denial.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 55 – VAR-1080

MINUTES – Continued:

DAVID O'SHANN, 7929 Fanciful Avenue, said he purchased this property approximately a year ago because it had an extra room that he planned to use for a recording studio. He was not advised that the existing dwellings were not inspected and did not have any permits. If this Variance is denied it will decrease the value of his property as they were a part of the appraised value of the house. The structures were built in 1994.

GLENN SPIGENER, 120 Deerfly Way, appeared in protest. When he looks out in the front of his property he sees the two sheds that are pressed up against the block wall. The 15-foot setback would be appropriate. The applicant attempted to soundproof the buildings, as he is in a band, but there is still noise generated from this property.

TODD FARLOW, 240 North 19th Street, appeared in protest. He objected to the fact that a building permit was not pulled for these sheds.

MR. O'SHANN said he has not used these buildings for music for several months. He was concerned as to how much it will cost to tear down these buildings. He plans to have the present structures inspected and obtain permits. He purchased this home from the lender as it had been in foreclosure. There are similar structures in his neighborhood.

COMMISSIONER TRUESDELL did not feel these structures could be brought into conformance.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:39 – 9:50)

3-960

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1117 - MOUNTAIN VIEW ASSEMBLY OF GOD CHURCH

- Request for a Variance TO ALLOW AN ELECTRONIC MESSAGE UNIT ON AN EXISTING PYLON SIGN WHERE SUCH USE IS PROHIBITED BY THE ZONING CODE at 3900 East Bonanza Road (APN: 140-30-401-003 and 004), R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to C-V (Civic) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – Motion carried with EVANS voting NO and GALATI abstaining as this church is a client of his firm

This is final action.

NOTE: COMMISSIONER QUINN announced that this church had been a client of his firm, but not for the last few years, so he will vote on this application.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this is a request to allow an electronic message unit on an existing 24-foot freestanding ground sign. In 1990 a Variance was approved to allow a 132 square foot 24-foot tall church identification sign on this property. Allowing an electronic message unit will not promote the goals of sign standards of the zoning code, which include improving the quality of visibility and appearance of the city's thoroughfares. There appears to be no unique or extraordinary circumstances to warrant a Variance. Staff recommended denial.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 56 – VAR-1117

MINUTES – Continued:

PASTOR JIM HUNTINGTON, Mountain View Assembly of God Church, 3900 East Bonanza Road, said they would like to have an electronic sign because it would promote community involvement in the church and school. Secondly, it would be a way of advertising to the community for the church and school events. Also, they use the sign for positive messages to the community. There would be two lines of script. The text will be red with low intensity lighting. He asked why this sign will not be allowed to flash.

No one appeared in opposition.

COMMISSIONER McSWAIN felt this type of sign would be more attractive than a reader board type of sign.

MR. DICHTER added that within this zoning district the code does not permit this type of sign. Therefore, there is a condition to prohibit the messages to flash. It could also be a detriment for motorists, particularly at night.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:50 – 9:59)

3-960

CONDITIONS:

Planning and Development

A) Project Conditions:

1. The electronic message unit shall not be used for the purpose of off-premise advertising. Messages displayed on the electronic message unit shall solely pertain to on-site activities.
2. Messages displayed on the electronic message unit shall not flash.
3. The exterior cabinet of the electronic message unit shall be painted to match the existing sign and pole.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 56 – VAR-1117

CONDITIONS – Continued:

B) Standard Conditions:

4. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ROC-1111 - MOUNTAIN VIEW ASSEMBLY OF GOD CHURCH
- Request for a Review of Condition #11 of an approved Site Development Plan Review [Z-0079-96(1)] WHICH REQUIRED A CUL-DE-SAC RADIUS TO BE CONSTRUCTED AT THE TERMINUS OF HERFORD LANE at 3900 East Bonanza Road (APN: 140-30-401-003 and 004), R-1 (Single Family Residential) under Resolution of Intent to C-V (Civic) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition In Opposition Submitted At Meeting

MOTION:

EVANS - APPROVED subject to conditions – UNANIMOUS with GALATI abstaining as this church is a client of his firm

To be heard by the City Council on 12/18/2002.

NOTE: COMMISSIONER QUINN announced that this church had been a client of his firm, but not for the last few years, so he will vote on this application.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant is concerned that a cul-de-sac will obstruct the line of sight between the school and playfield area allowing the possibility of criminal activity. However, the area that encompasses the cul-de-sac is small in comparison to the entire playfield area. The subdivision ordinance requires all non-intersecting or non-continuing public streets to terminate in a cul-de-sac to accommodate emergency vehicles. Staff recommended denial.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 57 – ROC-1111

MINUTES – Continued:

PASTOR JIM HUNTINGTON, Mountain View Assembly of God Church, 3900 East Bonanza Road, said they are concerned about a clear line of sight between the front of the property and the back of the property. A cul-de-sac would obstruct that vision. There have been problems with Desert Pines High School in regard to vandalism and graffiti. He went into the neighborhood and most of the neighbors were in favor of their request. They plan to construct a crash gate for the Fire Department. This property has not had a cul-de-sac for the last twenty years.

COLLEEN BRESLIN, 3936 Herford Lane, appeared in protest. She submitted a petition with signatures in opposition. She was concerned as to what will be happening with her street. COMMISSIONER QUINN said the applicant will be constructing a block wall to protect her street. After hearing there will be a block wall at the end of her street, MS. BRESLIN was in approval of this request.

DAVID GUERRA, Public Works, explained that the cul-de-sac that would be built to standards. However, there will have to be an acceptable terminus, which would take into consideration emergency vehicle access and ability to get street sweepers in and out of the cul-de-sac.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:59 – 10:06)

3-1300

CONDITIONS:

Planning and Development

A) Standard Conditions:

1. Site development to comply with all applicable conditions of approval for Z-0079-96 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 57 – ROC-1111

CONDITIONS – Continued:

Public Works

- A) Project Conditions:
 - 2. Terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services.
- B) Standard Conditions:
 - 3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved drainage plan/study.
 - 4. Site development to comply with all applicable conditions of approval for Z-79-96 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1121 - PETE K. LEHR - Request for a Variance TO ALLOW AN EXISTING DETACHED GARAGE WITHIN THE FRONT YARD OF AN EXISTING SINGLE FAMILY DWELLING WHERE A DETACHED ACCESSORY STRUCTURE IS NOT PERMITTED AND TO BE SET BACK 3 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM REQUIRED AND 3 FEET 10 INCHES FROM THE SIDE PROPERTY LINE WHERE 5 FEET IS THE MINIMUM REQUIRED at 400 Princeton Street (APN: 138-25-713-118), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letter Submitted At Meeting From Applicant

MOTION:

TRUESDELL - DENIED - UNANIMOUS

This is final action. (Subsequent to the meeting the Planning and Development Department forwarded this item to the 12/18/2002 City Council meeting for a Public Hearing.)

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this application is before the Planning Commission on an existing project that has been constructed within the required rights-of-way and the applicant is appropriately applying for a Variance. There is a letter of appeal in the Staff Report to the building official. The applicant indicates he was given misinformation with regard to the construction so he did not obtain a permit and is attempting to rectify that situation at this point in time. Staff cannot recommend approval of this project because there are other options on the property and it is not felt that the legal findings can be made for the granting of the Variance. Staff recommended denial.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 58 – VAR-1121

MINUTES – Continued:

PETE K. LEHR, 400 Princeton Street, said he has lived in this house for five years. During the last few years he has had a lot of vandalism. When he was going to construct the garage he called the City and was told he did not need a permit. One of the neighbors complained to the City and then he was told he had to obtain a Variance. If this is not approved, it will cost him money to have it demolished. He does not have the funds to make any changes to the garage.

TODD FARLOW, 240 North 19th Street, appeared in protest. An architect would not approve of this garage. He did not believe the applicant was told he did not need a permit.

TIMOTHY PANGBORN, 4912 Kansas Avenue, appeared in protest. Several similar structures have been built in this neighborhood and all of them have been removed at the owner's expense. This will set a precedent.

DAVID GUERRA, Public Works, said there are some grammatical errors in Condition No. 7. That condition should read: *The installation of swing doors are acceptable as long as an encroachment into the public right-of-way is not created during the operation.*

COMMISSIONER McSWAIN felt this garage does not fit on this property.

MR. LEHR pointed out that one of the protestants has complained about several applications on this agenda. The other gentleman lives a distance from this property. Vandalism is the main reason he built the garage.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:06 – 10:19)

3-1560

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1102 - RICHARD ATTISANI ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN: 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 19, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report (Not Applicable)

MOTION:

TRUESDELL – ABEYANCE to the 12/19/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant wants this item held in abeyance until the 12/19/2002 meeting because they are unable to have a representative at this meeting.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing open.

(6:19 – 6:20)

1-450

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1143 - SCANDIA FAMILY FUN CENTERS - Required Five Year Review of an approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2900 Sirius Avenue (APN: 162-08-702-002), M (Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18//2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the area around this billboard has not changed significantly in the last five years. The billboard remains an appropriate use at this location, subject to a five-year review. There is some rust developing on the support structure. One of the conditions requires that the applicant have the support structure painted by 3/31/2002. Failure to do so could result in the removal of the billboard. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 60 – RQR-1143

MINUTES – Continued:

TY LARSON, 1155 South Wanemaker, Ontario, California, appeared on behalf of Scandia Family Fun Centers. They rely on the income from this billboard to maintain the park. They will paint the pole. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:19 – 10:21)

3-2100

CONDITIONS:

Planning and Development

A) Project Conditions:

1. All of the supporting structure shall be repainted by March 31, 2003 as required by the Planning and Development Department. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
2. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council

B) Standard Conditions:

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 60 – RQR-1143

CONDITIONS – Continued:

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1137 - PECCOLE 1982 TRUST - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER WITHOUT OUTSIDE PENS adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN:163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are six conditions that must be met for this type of Special Use Permit. This application meets those conditions. The conditions require a six-foot high solid block wall around the dog walking area. It also limits the use of that area to normal business hours. Staff recommended approval subject to the conditions.

JOHN SODDUM, 7373 Peak Drive, appeared on behalf of the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 61 – SUP-1137

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 62 [SUP-1138], Item 63 [SUP-1139] and Item 64 [SDR-1136] for further discussion.

(10:22 – 10:35)
3-2260

CONDITIONS:

Planning and Development

A) Project Conditions:

1. The enclosed dog play area shall only be used during normal business hours as required by the Planning and Development Department.

B) Standard Conditions:

2. Conformance to all Minimum Requirements under Title 19.04.050 for an Animal Hospital, Clinic or Shelter Without Outside Pens use.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1136).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1138 - PECCOLE 1982 TRUST - Request for a Special Use Permit and a Waiver for the storage of recreational vehicles and boats within the required rear setback and perimeter landscape buffer area FOR RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE FACILITY on 6.04 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are three items for granting such a Special Use Permit. This application meets that criteria. Handicapped spaces will need to be provided in order to meet the code, which are not indicated on the site plan. The storage of recreational vehicles must be completely screened from view and retail sales of recreational vehicles will be strictly prohibited along the property. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 62 – SUP-1138

MINUTES – Continued:

JOHN SODDUM, 7373 Peak Drive, appeared on behalf of the applicant. He concurred with staff's conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 61 [SUP-1137], Item 63 [SUP-1139] and Item 64 [SDR-1136] for further discussion.

(10:22 – 10:35)

3-2260

CONDITIONS:

Planning and Development

A) Project Conditions:

1. The storage of recreational vehicles shall be completely screened from view from surrounding properties and abutting streets.
2. Retail sale of stored vehicles on the premises is prohibited.
3. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
4. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

B) Standard Conditions:

5. Conformance to all Minimum Requirements under Title 19.04.050 for a Recreational Vehicle and Boat Storage use.
6. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1136).

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 62 – SUP-1138

CONDITIONS – Continued:

7. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1139 - PECCOLE 1982 TRUST - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY on 6.04 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are standards for granting a Special Use Permit for a mini-warehouse facility. This meets that criteria. There is a condition that permits only one manager's residence. No businesses are permitted in the mini-warehouse storage area to operate out of the units. Commercial repair of vehicles is prohibited. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 63 – SUP-1139

MINUTES – Continued:

JOHN SODDUM, 7373 Peak Drive, appeared on behalf of the applicant. He concurred with staff's conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 61 [SUP-1137], Item 62 [SUP-1138], and Item 64 [SDR-1136] for further discussion.

(10:22 – 10:35)

3-2260

CONDITIONS:

Planning and Development

A) Project Conditions:

1. No more than one manger's security residence shall be permitted.
2. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets.
3. No business shall be conducted from or within a mini-storage facility.
4. Retail sale of stored items on the premises is prohibited.
5. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
6. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
7. The production, fabrication or assembly of products shall be prohibited.
8. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 63 – SUP-1139

CONDITIONS – Continued:

B) Standard Conditions:

9. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1136).
10. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
11. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1136 - PECCOLE 1982 TRUST - Request for a Site Development Plan Review and for a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED COMMERCIAL CENTER INCLUDING AN ANIMAL HOSPITAL, MINI-WAREHOUSE FACILITY, AND RETAIL PAD SITE on 6.04 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions as amended:

Condition 1:

- The Site Plan shall be revised to provide the minimum required rear setback of 20 feet for the mini-warehouse building and 8 feet for the carport structure or a Variance be approved; and,

Condition 2:

- The outdoor dog play area shall be screened as required by the Planning and Development Department

- UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 64 – SDR-1136

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated the major issue with the site plan is that the rear setbacks are not being met for the mini-warehouse and parking. The mini-warehouse will have to be moved in order to meet the setback requirements of the code or come back to the Planning Commission for a Variance. Twenty-four inch box trees 20 feet on center should be established within the landscape area along Charleston Boulevard and Hualapai Way. Staff recommended approval subject to the conditions.

JOHN SODDUM, 7373 Peak Drive, appeared on behalf of the applicant. In regard to Condition 1, they plan to apply for a Variance of the setback requirement. He requested a CMU block wall approximately 2.8 feet tall with six feet of wrought iron on top. The site elevation at the dog play area is approximately seven feet above Hualapai, so it would be screened from public view because of the elevation. They will be providing enhanced landscaping and a dog walk area in the park.

CHAIRMAN GALATI requested Condition 1 be amended to include a Variance could be received from the City Council.

CLYDE SPITZE, AMEC Engineering, 3016 West Charleston Boulevard, added that this property is about five feet above the street. The intent is to put a 2.5 to 3.0 foot row of blocks. The area is high class so there is no need to have it totally blocked off. The park is not open to the public as it is just used for animals.

MR. SODDUM said there will be a maximum of 35 animals.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 61 [SUP-1137], Item 62 [SUP-1138], and Item 63 [SUP-1139] for further discussion.

(10:22 – 10:35)
3-2260

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 64 – SDR-1136

CONDITIONS:

Planning and Development

A) Project Conditions:

1. The Site Plan shall be revised to provide the minimum required rear setback of 20 feet for the mini-warehouse building and 8 feet for the carport structure as required by the Planning and Development Department.
2. The outdoor dog play area shall be completely screened from view from the abutting streets and adjacent properties as required by the Planning and Development Department.
3. All handicap accessible parking spaces shall be constructed per section 19.10 of Title 19 of the Las Vegas Zoning Code. There shall be at least one van accessible space provided on this site.
4. The applicant shall work with staff to determine the location of trash enclosures on this site. A revised site plan shall be approved by Planning and Development staff prior to the review of any permits for this site.
5. Provide minimum 24-inch box trees a minimum of 20 feet on center along Charleston Boulevard and Hualapai Way as required by the Planning and Development Department.
6. Approval of this Site Development Plan constitutes approval of a waiver of the required landscaping along the side and rear property lines.

B) Standard Conditions:

7. Approval of and conformance to the Conditions of Approval for Special Use Permits SUP-1137, SUP-1138 and SUP-1139.
8. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 64 – SDR-1136

CONDITIONS – Continued:

9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1068 - SAHARA RANCHO OFFICE COMPLEX, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - Request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 2320 South Rancho Drive (APN: 162-04-401-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUESDELL – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice. Staff has a letter in the file indicating that request.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:20)

1-480

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1082 - VICKI PAULBICK 1982 LIVING TRUST ON BEHALF OF NEXTEL COMMUNICATIONS - Request for a Special Use Permit FOR A PROPOSED 65 FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1415 South Western Street (APN: 162-04-605-004), M (Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this monopole is proposed for a full array of antennas instead of slim line or camouflage design that could reduce the visual effect of this structure. There are minimum requirements listed in Title 19 for non-stealth wireless communication facilities. The applicant's proposal using wrought iron fencing for screening does not meet the requirements because all ground level equipment, buildings and the base of any antenna tower must be screened so as not to be visible from adjoining properties and from the street. There is a requirement that no other poles 60 feet high are to be within 600 feet of the property. There are other locations to locate this facility, which would be less intrusive. Approval of this request would not be in compliance with Objective 3.5 of the 2020 Master Plan and does not enhance the visual quality of the city. Staff recommended denial.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 66 – SUP-1082

MINUTES – Continued:

NEFI GARCIA, Nextel Communications, 750 East Warm Springs Road, appeared with VICKI PAULBICK, property owner, on behalf of the application. The code has encouraged the industry to search for existing vertical real estate, rather than a new structure. The code also allows for administrative approval, rather than placing this type of request on the Planning Commission agenda. The code allows for stealth and non-stealth sites. There are three existing billboards along I-15 on the west side of this property. He would like to construct a wrought iron fence to prevent graffiti. It is important to have a full array to be able to provide the proper coverage. A slimline pole will barely reach Charleston Boulevard.

TODD FARLOW, 240 North 19th Street, wondered if the owner of a nearby billboard has been contacted. MR. PAULBICK answered in the affirmative.

COMMISSIONER TRUESDELL noted that this is an area that has been improving.

COMMISSIONER QUINN felt he could support a cell tower in this neighborhood, but not the array that is being proposed.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:35 – 10:51)

3-2840

CONDITIONS:

Planning and Development

A) Project Conditions:

1. The proposed project shall be redesigned to be a slim-line design pole wireless communication facility.

B) Standard Conditions:

2. Conformance to all Minimum Requirements under Title 19.04.050 for a wireless communication facility use.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 66 – SUP-1082

CONDITIONS – Continued:

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1097 - NAMCO 8, LIMITED LIABILITY COMPANY -
Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR
(GIOCOMO'S CLASSIC DINNER PLAYHOUSE) at 3231 North Decatur Boulevard (APN:
138-12-813-001), C-2 (General Commercial) and R-E (Residence Estates) under Resolution of
Intent to C-2 (General Commercial), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – UNANIMOUS with TRUESDELL not voting

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this application is for a service bar within an existing building that is located at the northwest corner of Decatur Boulevard and Cheyenne Avenue. The proposed use will be on the ground floor on the northern portion of the site. It is within the Red Feather Shopping Center. There are no protected uses within this location. This project meets the parking standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 67 – SUP-1097

MINUTES – Continued:

JENNIE GIOCOMO, Giocomo's Classic Dinner Playhouse, 3231 North Decatur Boulevard, said this restaurant seats 150 patrons. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:51 – 10:53)

4-40

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council
2. Conformance to all applicable Conditions of Approval for Rezoning (Z-0079-97), Site Development Plan Reviews [Z-0079-97(2)], and all other subsequent site related actions.

B) Standard Conditions:

3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. Conformance to all minimum requirements under Title 19.04.050 for a Restaurant Service Bar use.
5. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1101 - PARVIZ GHAFARI - Request for a Special Use Permit FOR A TOWING SERVICE WITH NO STORAGE YARD (BRUCE TOWING) at 1731 Fremont Street (APN: 139-35-315-007), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with QUINN, McSWAIN AND NIGRO voting NO

NOTE: There was a previous motion by NIGRO for Approval subject to conditions that did not carry with EVANS, GALATI, GOYNES and TRUESDELL voting NO

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant currently operates Bruce Foreign and Domestic Garage on the subject property. Towing is allowed as part of that business license if it is in conjunction with an existing auto repair garage. The applicant intends to operate a towing company separate from the towing service offered to the customers of the auto repair garage. That would allow cars to be towed from one point to another point and not back to this location. The towing service will be compatible with the existing surrounding land uses and with the existing automotive uses on the site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 68 – SUP-1101

MINUTES – Continued:

PARVIZ GHAFARI, Bruce Foreign and Domestic Garage, 1731 Fremont Street, appeared to request a change of name. They have had their license since 1997 under Bruce Foreign and Domestic Garage and are requesting Bruce Towing. They do towing with the approval of the Transportation Service Authority. No cars are stored on the property. They have never had any violations. They don't want to be competitive with other shops.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. There is a new school across the street. The Fremont Street Rehabilitation Project will be coming into that area soon. If the applicant wants a storage yard in the future he would object.

MR. DICHTER added that his current license allows him to tow a car to his shop. The new license will allow him to tow cars from anywhere in the city and take them to another location.

COMMISSIONER GOYNES noted that there is a lot of activity in the back alley.

COMMISSIONER QUINN suggested a one-year review on this application.

COMMISSIONER McSWAIN thought this application would enhance this business.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:53 – 11:10)

4-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1108 - FARM ROAD RETAIL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (GRAND CHINA III) at 8450 West Farm Road (APN: 125-17-610-004), TC (Town Center) Zone [SC-TC (Service Commercial-Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the restaurant service bar in conjunction with the restaurant can be conducted in a manner that is harmonious and compatible with the commercial center and the surrounding area. No protected uses are known to be within the minimum 400-foot distance requirement. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 69 – SUP-1108

MINUTES – Continued:

MIN DIEP, Jay Po, Inc., 4402 Cinema Avenue, appeared on behalf of Grand China III, 8450 West Farm Road. They would like to have a Special Use Permit for beer and wine. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:10 – 11:11)

4-640

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all applicable Conditions of Approval for Rezoning (Z-0076-98), Site Development Plan Reviews [Z-0076-98(14)], and all other subsequent site related actions.

B) Standard Conditions:

3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. Conformance to all minimum requirements under Title 19.04.050 for a Restaurant Service Bar use.
5. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1126 - DORAN AND RACHEL GERBY ON BEHALF OF TERESA NEELY - Request for a Special Use Permit FOR A SECONDHAND DEALER at 1007 South Main Street (a portion of APN:139-33-811-026), C-M (Commercial/ Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – Motion carried with GOYNES voting NO

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this site lies within the Arts District, a sub-district of the Downtown South District of the Las Vegas Downtown Centennial Plan. The Downtown South District contains a wide variety of land uses and a concentration of existing functional buildings suitable for redevelopment. The proposed secondhand dealer will be compatible with adjacent commercial uses. Conditions have been included to improve the building façade to comply with the Las Vegas Downtown Centennial Plan design standards with the color scheme, awning enhanced, and sign on the building removed or replaced. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 70 – SUP-1126

MINUTES – Continued:

ROBERT NEELY, 3940 Maranatha Circle, appeared on behalf of TERESA NEELY. He concurred with staff's conditions.

JACK SOLOMON, Las Vegas Art District, appeared in protest. The Art District needs to have uses that relate to the arts. He wanted to know what type of merchandise will be handled at this business because he was concerned that this will detract from the goals of the Art District

TODD FARLOW, 240 North 19th Street, appeared in protest. There are four secondhand dealers in that vicinity at the present time. He felt the Art District needs to be supported.

CHAIRMAN GALATI asked the applicant if he would be willing to have this item held in abeyance in order to allow time to meet with the neighbors. MR. NEELY answered that they have leased the building and are already paying rent on a vacant building. They will be buying and selling secondhand merchandise. There will be collectible items and various items that are sold at garage sales.

COMMISSIONER McSWAIN commented that she felt this would improve the property. The Art District needs to evolve on its own merits.

CHAIRMAN GALATI requested an Art District plan be presented to the Planning Commissioners. This application is an opportunity to take a vacant building and clean it up.

JACK SOLOMON explained that there are a lot of property owners who are in the process of buying up land and buildings that have low end uses. The more special permits are granted for low end uses the harder it will be for Las Vegas to have a viable Art District. The neighbors are going to have a meeting on 12/2/2002. They are not requesting any funds or special zoning from the City, just its assistance.

COMMISSIONER EVANS thought this will be a vibrant area in a short time. It would be the applicant's benefit to meet with the Art District Association and become a part of that group. He objected to junk on the street.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:11 – 11:25)

4-680

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 70 – SUP-1126

CONDITIONS:

Planning and Development

A) Project Conditions:

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. The existing projecting sign cabinet shall be utilized or removed pursuant to Title 19.14.020(H). If utilized, a sign certificate shall be obtained and the sign shall be maintained to ensure the sign is good structural condition and is free from fading, peeling, chipping, and other states of general deterioration pursuant to Title 19.14.020(G).
3. The building façade, including the awning, shall be improved. Prior to the approval of a business license, the applicant shall meet with Planning and Development Department staff to develop a color scheme suitable to meet the objectives of The Arts Sub-district of The Downtown South District of the Las Vegas Downtown Centennial Plan.

B) Standard Conditions:

4. Conformance to all Minimum Requirements under Title 19.04.050 for secondhand dealer.
5. No outdoor display, sales or storage of any merchandise is permitted.
6. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 70 – SUP-1126

CONDITIONS – Continued:

Public Works

A) Project Conditions:

8. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of any permits for this site. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents. This requirement will not be enforced if it is determined that a structure or other permanent improvements exist within the area to be dedicated.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1132 - ETHNEY HOVANEK - Request for a Special Use Permit and a Waiver of the Required 400 foot Distance Separation Requirement from a Child Care Facility FOR A PROPOSED RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (TIPANAN SA FRANKLYN'S) at 2202 West Charleston Boulevard (APN: 139-32-804-007), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – UNANIMOUS with EVANS not voting

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated a protected use (Lit'l Scholar Child Care Facility) is known to be within 400 feet of the proposed restaurant service bar. Because that use lies within an existing commercial center and is separated from the protected use by Charleston Boulevard the restaurant service bar can be conducted in a manner that is harmonious and compatible with the surrounding uses. Staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 71 – SUP-1132

MINUTES – Continued:

LUCILLE SANTOS, Manager, Tipanan Sa Franklyn's, 1207 Abadan Street, said she concurs with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:25 – 11:27)

4-1180

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

B) Standard Conditions:

2. Approval of this Special Use Permit does not constitute approval of a liquor license
3. Conformance to all minimum requirements under Title 19.04.050 for a Restaurant Service Bar use.
4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code, which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1122 - DON AND JUDITH TINGEY, ET AL - Request for a Site Development Plan Review FOR A 73 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.34 acres adjacent to the northwest corner of Tropical Parkway and Jones Boulevard (APN: 125-26-602-001, 125-26-604-004, 005, 006, 009, 010, and 011), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre and R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEDELL - APPROVED subject to conditions with the second sentence in Condition 11 to read as follows:

- Said Petition of Vacation shall be acted upon by City Council prior to the submittal of any *Final* Maps for this site.

– **UNANIMOUS** with McSWAIN abstaining as U. S. Homes is involved in this project and a client of her firm

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 72 – SDR-1122

CONDITIONS – Continued:

DAVID CLAPSADDLE, Planning and Development, stated the average lot size is approximately 7,700 square feet. The design is consistent with other subdivisions in the area. It is also consistent with the R-PD2 and R-PD3 conditions approved at the time of rezoning. Condition 11 requires a Vacation to vacate Bullring Avenue and Bronco Street where it is in conflict with the plan. If a Vacation was not approved, it may affect the site design and the applicant would have to come back. He pointed out that there is a condition to require one 24-inch box tree every 30 lineal feet with the perimeter landscaping. Staff recommended approval subject to the conditions.

RUSSELL SKUSE, Tetra Tech Engineering, 401 North Buffalo Drive, appeared on behalf of the applicant. In regard to Condition 11, he requested the word Tentative be replaced by Final. He concurred with staff's conditions with Condition 11 amended.

DAVID GUERRA, Public Works, agreed to amend Condition 11 to indicate Final Maps in place of Tentative Maps.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(SDR-1122)
4-1260

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 72 – SDR-1122

CONDITIONS – Continued:

3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
- B) Standard Conditions:
 4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
 5. The building height shall not exceed two stories or 35 feet, whichever is less.
 6. Air conditioning units shall not be mounted on rooftops.
 7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
 8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
 9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- A) Project Conditions:
 11. Submit a Petition of Vacation to vacate Bullring Avenue and Bronco Street where in conflict with this plan. Said Petition of Vacation shall be acted upon by City Council prior to the submittal of any Tentative Maps for this site. If the Petition of Vacation is denied, then a new Site Development Plan Review acknowledging the existing rights-of-way shall be submitted and approved.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 72 – SDR-1122

CONDITIONS – Continued:

12. Construct all incomplete half-street improvements, including appropriate overpaving, on Azure Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
 13. Original condition of approval #4 of Z-0059-02 is hereby revised to: Construct all incomplete half-street improvements, including appropriate overpaving, on Jones Boulevard, Tropical Parkway, and Bullring Lane, including the full-width of the terminating cul-de-sac on Bullring Lane, if allowed by a future Petition of Vacation, adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation for Bronco Street is denied, then construct half street improvements adjacent to this site for Bronco Street. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
 14. Original Condition of Approval #5 of Z-0059-02 is hereby revised to read: Extend public sewer from a location and in an alignment acceptable to the City Engineer to the west edge of this site in Tropical Parkway and provide a stub to the western edge of this site in Bullring Lane in a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
 15. Site development to comply with all applicable conditions of approval for Z-0059-02, Z-0118-96, and all other subsequent site-related actions.
- B) Standard Conditions:
16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1129 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT - Request for a Site Development Plan Review and for a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 17,235 SQUARE FOOT METRO POLICE SUBSTATION on 4.60 acres at 600 North Ninth Street (APN: 139-27-805-001), C-V (Civic) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated all the current buildings will be removed from this site and the new structure will be built. This meets all the parking standards of the code. There will be 28 visitor parking spaces and approximately 280 employee parking spaces. Approximately 1,000 square feet of the building will be open to the public. Condition 1 indicates that the landscape plan be revised to show 24 inch box trees 20 feet on center along the west and north property lines and 30 feet on center along the southwest property line within the five foot planter. The remaining conditions are standard. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 73 – SDR-1129

MINUTES – Continued:

DAVID ROARK, City of Las Vegas, Public Works, agreed to the conditions.

AL GALLEGOS, citizen of Las Vegas, appeared as a concerned citizen because he does not want to see a tower on this property. There are not enough visitor parking spaces. The Metro cars drive out onto Ninth Street at a fast rate of speed, which is a residential street, and he was concerned about the neighborhood children.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked if this will be the downtown area command.

MR. ROARK answered in the affirmative. Police cars only go to this location for shift changes. Similar parking for visitors has been approved in previous Metro applications.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:30 – 11:35)

4-1370

CONDITIONS:

Planning and Development

A) Project Conditions:

1. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along the west and north property lines and 30 feet on-center along the southwest property line within the five-foot planter and a minimum of four five-gallon shrubs for each tree within the provided planters.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show wheel stops and handicapped parking in accordance with title 19.10 of the Las Vegas Zoning Code.
3. The trash enclosure in the visitor's parking area shall be relocated so it is not in between two parking spaces.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 73 – SDR-1129

CONDITIONS – Continued:

B) Standard Conditions:

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 73 – SDR-1129

CONDITIONS – Continued:

Public Works

A) Project Conditions:

14. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site and dedicate a 25 foot radius on the northwest corner of Bonanza Road and 9th Street prior to the issuance of any permits. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents.
15. Grant a Public Sewer Easement acceptable to the Collection Systems Planning Section over the existing sewer line along the northern and western boundaries of this site prior to the issuance of any permits for this site.
16. Grant a 20-foot wide Public Sewer Easement centered about the existing sewer line along the northern and western boundaries of this site prior to the issuance of any permits for this site. No permanent structures shall be constructed within this easement.

B) Standard Conditions:

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002

Planning & Development Department

Item 73 – SDR-1129

CONDITIONS – Continued:

18. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ROC-1118 - PERMA-BILT HOMES - Request for a Review of Conditions #4 and #5 of an approved Rezoning (Z-0079-01) WHICH REQUIRED THE DEDICATION AND CONSTRUCTION OF HALF-STREET IMPROVEMENTS ALONG WITTIG AVENUE adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APN: 125-19-501-001 and 002), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant will need to vacate Wittig Avenue and file a site development plan. Wittig Avenue is not needed for drainage or traffic purposes. Condition 4 and 5 have been revised.

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She concurred with the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 74 – ROC-1118

MINUTES – Continued:

DAVID GUERRA, Public Works, said the site plan in the Staff Report reflects the accepted revisions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 75 [ROC-1119] for further discussion.

(11:37 – 11:41)

4-1620

CONDITIONS:

Planning and Development

A) Project Conditions:

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0079-01), Site Development Plan Review [Z-0079-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

A) Project Conditions:

2. An application to vacate the existing right-of-way for Wittig Avenue adjacent to this site must receive City Council approval prior to submittal of a Final Map for this site; the Order of Vacation for Wittig Avenue must record prior to recordation of a Final Map overlying or abutting the area to be vacated. Provide a plan for approval by the Department of Public Works, prior to the recordation of an Order of Vacation, that shows how legal access will be provided to Assessor's Parcel Number 125-19-501-004.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 74 – ROC-1118

CONDITIONS – Continued:

3. A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be acted upon by Planning Commission prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment.
 4. Original Condition #4 of Z-0079-01 shall be revised to read as follows: Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 40 feet for Grand Canyon Drive, and a 54 foot radius on the southeast corner of Elkhorn Road and Grand Canyon Drive. Additional rights-of-way may also be required in accordance with the approved Traffic Impact Analysis.
 5. Original Condition #5 of Z-0079-01 shall be revised to read as follows: Construct half-street improvements including appropriate overpaving on Grand Canyon Drive and Elkhorn Road (if legally able) adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
- B) Standard Conditions:
6. An update to applicable Drainage Plan and Technical Drainage Study and Traffic studies must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a map dividing this site, whichever may occur first.
 7. Site development to comply with all other applicable conditions of approval for Z-0079-01 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ROC-1119 - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF PERMA-BILT HOMES - Request for a Review of Condition #4 of an approved Rezoning (Z-0058-01) WHICH REQUIRED THE CONSTRUCTION OF HALF-STREET IMPROVEMENTS ALONG WITTIG AVENUE adjacent to the southwest corner of Tee Pee Lane and Wittig Avenue (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002 and 003), U (Undeveloped) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with Condition 3 amended to read:

- A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be acted upon by *Staff* prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment

- UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would recommend approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 75 – ROC-1119

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She requested Condition 3 to read: A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be reviewed by *staff* prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment. The changes to the site plan are negligible.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 74 [ROC-1118] for further discussion.

(11:37 – 11:41)

4-1620

CONDITIONS:

Planning and Development

A) Project Conditions:

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0058-01), Site Development Plan Review [Z-0058-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

A) Project Conditions:

2. An application to vacate the existing right-of-way for Wittig Avenue adjacent to this site must receive City Council approval prior to submittal of a Final Map for this site; the Order of Vacation for Wittig Avenue must record prior to recordation of a Final Map overlying or abutting the area to be vacated. Provide a plan for approval by the Department of Public Works, prior to the recordation of an Order of Vacation, that shows how legal access will be provided to Assessor's Parcel Number 125-19-501-004.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 75 – ROC-1119

CONDITIONS – Continued:

3. A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be acted upon by Planning Commission prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment.
 4. Condition #3 of Z-0058-01 shall be revised to read as follows: Dedicate 30 feet of right-of-way adjacent to this site for Haley Avenue, and 40 feet for Teepee Lane prior to the issuance of any permits.
 5. Condition #4 of Z-0058-01 shall be revised to read as follows: Construct half-street improvements including appropriate overpaving, if legally able, on Teepee Lane and Haley Avenue concurrent with development of this site. Install all appurtenant underground facilities, if any, needed for the future traffic signal system concurrent with development of this site. Tee Pee Lane shall be constructed to comply with all applicable Town Center standards.
- A) Standard Conditions:
6. An update to applicable Drainage Plan and Technical Drainage Study and Traffic studies must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a map dividing this site, whichever may occur first.
 7. Site development to comply with all other applicable conditions of approval for Z-0058-01 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ROC-1141 - ABLF, LIMITED LIABILITY COMPANY - Request for a Review of Conditions #4 and #6 of an approved Rezoning (Z-0029-01) WHICH REQUIRED FULL WIDTH ALLEY PAVING AND MEETING WITH THE TRAFFIC ENGINEERING REPRESENTATIVE FOR THE POSSIBLE REDESIGN OF DRIVEWAYS, ON-SITE CIRCULATION AND LAYOUT at 1201 Arville Street (APN: 162-06-510-018), P-R (Professional Office and Parking) under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions with Condition 1 amended to include *construction related permits* - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would recommend denial on Condition 4. It is a standard condition that is imposed on developments. Condition 6 is recommended to allow only new or modified driveways to be constructed as curvilinear. Staff recommended denial.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 76 – ROC-1141

MINUTES – Continued:

ROBERTA HARRIS, 1201 Arville Street, appeared on behalf of the application. She was concerned about Condition 4. She purchased this property in 1983 and built the building. The existing brick wall was there long before she purchased it. They have never used the alley. Hyde Park Shopping Center uses the alley. They use it for garbage pickup, deliveries, parking, storage, etc. They are on Charleston Boulevard. It is a dirt road. She does not have any intention of using that alley. They have P-R (Professional Office and Parking) on the property. The whole area is C-D zoning. In the middle of the block is C-1 zoning. She cannot get from the alley to her property. The alley only runs for two blocks.

No one appeared in opposition.

DAVID GUERRA, Public Works, said the alley is City right-of-way.

COMMISSIONER TRUESDELL said this alley looks like it has never been improved. Perhaps they could sign a covenant running with the property.

LLOYD HARRIS, 1201 Arville Street, appeared on behalf of the application. The City requested a zone change because they wanted to uniform the street.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:41 – 11:57)

4-1800

CONDITIONS:

Public Works

A) Project Conditions:

1. Sign and record a Covenant Running with Land agreement for the possible future installation of full-width alley paving adjacent to this site prior to the issuance of any permits

B) Standard Conditions:

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 76 – ROC-1141

CONDITIONS – Continued:

2. Condition #6 of Z-0029-01 shall be revised to read as follows: Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SNC-1109 - PN II, INC. - Request for a Street Name Change FROM: Buffalo Drive TO: Silverstone Ranch Drive, from Racel Street north approximately 800 feet, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that Item 25 [SNC-0002-02] and Item 77 [SNC-1109] involve renaming of the street north of Racel Street. The applicant has requested the street name change since the development is no longer known as Mountain Spa and the change to Silverstone Ranch Drive would be appropriate.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and confirmed the developer's intention to rename a section of the street from Mountain Spa Drive to Silverstone Ranch Drive. This street name change would coincide with the name of the development.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 77 – SNC-1109

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 54 [ZON-1125] for related discussion.

(6:31 – 6:36)

1-851

CONDITIONS:

Public Works

A) Standard Conditions:

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1004 - WILLIAM AND ROCHELLE HOCKETT - Petition to vacate a five foot wide public utility easement at 8408 Cinnamon Hill Avenue, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this easement is no longer needed. Staff recommended approval subject to the conditions.

WILLIAM and ROCHELLE HOCKETT, 8408 Cinnamon Hill Avenue, said they concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:57 – 11:58)

4-2500

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 78 – VAC-1004

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. The applicant shall provide the Planning and Development Department with copies of the recorded relinquishments of all utility easements from the affected utilities, prior to the recordation of this vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1098 - TALON JONES, LIMITED LIABILITY COMPANY
- Petition to vacate a portion of Red Rock Street generally located east of Jones Boulevard, south of Charleston Boulevard, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 12/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this Vacation was required at the time of the zoning by a condition. Staff recommended approval subject to the conditions.

JIM SMITH, CSA Engineering, 5160 South Eastern Avenue, appeared on behalf of the owner. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:59 – 12:00)

4-2590

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - Z-0047-56(1) - RICHFIELD OIL CORPORATION ON BEHALF OF THOMAS ARLT - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED 5,800 SQUARE FOOT OFFICE BUILDING on 0.48 acres at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

McSWAIN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL abstaining

This is final action.

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated the applicant would like to have this item withdrawn without prejudice.

There was no further discussion.

(6:20 – 6:21)

1-510

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1046 - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a reduction of the perimeter landscape requirement FOR A PROPOSED 11,987-SQUARE-FOOT PHARMACY on 2.5 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

EDWARD DICHTER, Planning and Development, explained that this item was held in abeyance to allow the applicant to work with the Planning Department and Public Works Department staffs on the landscaping and the multi-use transportation trails. MR. DICHTER stated that Public Works was successful in working with the Nevada Department of Transportation (NDOT) and was able to find a location for the multi-use trail.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, commented that the applicant is in agreement with staff's recommendations.

No one appeared in opposition.

There was no further discussion.

(6:25 – 6:27)

1-650

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 81 – SDR-1046

CONDITIONS:

Planning and Development

A) Project Conditions:

1. Obtain a cross-access easement, if required, prior to the issuance of building permits.
2. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect that plant material within the two-foot wide landscape planter along the south property line shall encourage screening and that all provided landscaping meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards, including minimum 24-in box trees planted a maximum of 20 feet on-center along right-of-way and a minimum of four five-gallon shrubs for each tree within provided planters.
3. The dumpster enclosure shall have six-foot tall walls, finished in the same manner as the main structure with a roof and solid metal gates as required by Title 19.08.
4. A multi-use transportation trail shall be provided along the westerly and southerly boundaries to Washington Street. The trail shall be constructed in compliance with the standards of the Master Plan Transportation Trails Element, particularly with the details shown in Exhibit 1. The longitudinal slope shall meet ADA requirements.

B) Standard Conditions:

5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 81 – SDR-1046

CONDITIONS – Continued:

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

15. Dedicate appropriate right-of-way adjacent to this site for Buffalo Drive, including an exclusive right-turn lane onto Washington Avenue, prior to the issuance of any permits. Also, dedicate an additional 5’ of right-of-way on Washington Avenue, and a 54’ radius on the southeast corner of Washington Avenue and Buffalo Drive prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 81 – SDR-1046

CONDITIONS – Continued:

16. Submit a Vacation Application for the existing Bureau of Land Management right-of-way grant in excess of what is needed for Washington Avenue if required by the City Engineer; coordinate with the Right-of-Way Section for assistance in determining excess right-of-way.
17. Coordinate with the Department of Public Works to determine the feasibility of locating the required multi-use non-equestrian trail path within the undeveloped portion of the Buffalo Drive public right-of-way and the federal Bureau of Land Management-owned parcel adjacent to the south edge of this site. If location of the trail path cannot be allowed within the adjacent property, this site plan shall be redesigned to accommodate the trail path completely within the applicant's property.
18. Submit an Encroachment Agreement for the proposed private ingress driveway providing access to this site from Buffalo Drive prior to the issuance of any permits.
19. Site development to comply with all applicable conditions of approval for the Washington/Buffalo (Commercial Subdivision) and all other site-related actions.
- B) Standard Conditions:
 20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
 21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The proposed "right-in only" driveway accessing Buffalo Drive shall be redesigned to meet the approval of the City Traffic Engineer prior to the issuance of any permits. Other driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 81 – SDR-1046

CONDITIONS – Continued:

22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - MSP-0011-02 - THREE B'S INC. - Request for a Master Sign Plan FOR APPROVED RETAIL BUILDINGS adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane (APN: 163-05-517-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDWARD DICHTER, Planning and Development, explained that staff met with the applicant regarding the latest sign standards and stated that the applicant is willing to renew the 25-foot sign on Durango Drive and will be putting up two 45-foot high freestanding signs; one to be situated on Durango Drive and the other to be located along Charleston Boulevard.

ROB PECCOLE, 823 West Charleston Boulevard, appeared on behalf of the applicant and confirmed that the applicant has met with staff in order to go over the conditions that need to be complied with. With him was Darryl Shock of Vision Sign, the contractor, who had a few questions regarding some of the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 82 – MSP-0011-02

MINUTES – Continued:

MR. SHOCK, 3625 South Polaris Avenue, asked for clarification regarding two of the five conditions. Regarding Condition 2, he asked staff to verify whether the applicant is in compliance with the condition as noted. Staff clarified that they are in compliance. Regarding the current sign on Durango Drive, he asked for clarification that this sign needs to be removed. MR. DICHTER clarified that there should be two 40-foot high signs, one to be placed on Durango Drive and the other on Charleston Boulevard, not three along Charleston Boulevard.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:27 – 6:31)
1-730

CONDITIONS:

Planning and Development

1. No wall signage shall be permitted on the south elevation of the buildings identified on the approved site plan as the 86,584 square foot Kohl's building, the 16,700 square foot Proposed Retail building, or the 30,000 square foot Future Retail building.
2. The pylon signs shall be a maximum of 40 feet in height, and approval of this Master Sign Plan (MSP-0011-02) shall supercede condition number 11 of the approved Site Development Plan Review [Z-0102-86(4)]. The existing 25 foot high sign along the Durango Drive frontage shall be removed from the property. A maximum of two 40 foot high freestanding signs are permitted with one along the Charleston Boulevard frontage and one along the Durango frontage. The sign shall utilize materials and colors reflecting the design of the buildings. Wall signage throughout the commercial center shall be uniform in size and appearance. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site. All signs shall conform to the City of Las Vegas Sign Ordinance.
3. Address numbers shall be provided as required by the Planning and Development Department.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning and Development Department
Item 82 – MSP-0011-02

CONDITIONS – Continued:

4. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

Public Works

5. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1134 - CITY OF LAS VEGAS - Request for a Site Development Plan Review TO REPLACE AN EXISTING FIRE STATION AND CONSTRUCT A NEW 64,587 SQUARE FOOT FIRE STATION at 1020 Hinson Street (a portion of APN: 139-31-801-014), C-V (Civic) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the site plan depicts a 10,738 square foot fire station which will replace an existing fire station on the site. The fire station will occupy 1.4 acres of a larger site that includes a park and school. The proposed fire station is an allowed use within a C-V district zone. Landscaping and elevations are acceptable for this development. Staff recommended approval subject to the conditions.

DAVID ROARK, City of Las Vegas, Public Works, concurred with the conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:35 – 11:37)

4-1570

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 83 – SDR-1134

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show wheel stops and handicapped parking in accordance with title 19.10 of the Las Vegas Zoning Code.

B) Standard Conditions:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 83 – SDR-1134

CONDITIONS – Continued:

8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

11. A Parcel Map, or other means acceptable to the City Surveyor, shall be required for this site to establish the boundaries and easements prior to the issuance of any building or grading permits. All unnecessary easements located within the boundaries of this site shall be vacated, relinquished, or relocated as needed prior to the issuance of any permits.

B) Standard Conditions:

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF NOVEMBER 21, 2002
Planning & Development Department
Item 83 – SDR-1134

CONDITIONS – Continued:

14. A Traffic Impact Analysis or other information acceptable to the Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - ABEYANCE - TXT-1059 - CITY OF LAS VEGAS -
Discussion and Possible action to amend Title 19.18.050(B) of the Las Vegas Zoning Code to clarify that certain condominium-related conversions require site development plan review, and to provide for other related matters.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUEDELL – STRICKEN - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing opened.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff would like to withdraw this item in order to do further research and will bring it back at a later date.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:21 – 6:22)

1-540

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - DIR-1252 - CITY OF LAS VEGAS - Election of Planning Commission Officers for 2003.

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

McSWAIN – RICHARD TRUESDELL – CHAIRMAN, and STEPHEN QUINN - VICE CHAIRMAN

This is final action.

MINUTES:

CHAIRMAN GALATI recommended COMMISSIONER RICHARD TRUESDELL as Chairman and COMMISSIONER STEPHEN QUINN as Vice Chairman

(12:00)

4-2610



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 21, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MEETING ADJOURNED AT 12:00 A.M.

Respectfully submitted:

DOREEN ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK